OFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
November 18, 2014

The Design Review Board of the City of Monterey Park held a Regular Meeting of the Board in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, November 18, 2014 at 7:00 p.m.

CALL TO ORDER:

Vice-Chair Furuto called the Design Review Board meeting to order at 7:09 p.m.

ROLL CALL:
Planner Luna called the roll:
Board Members Present: Vice-Chair Furuto, Member Allen Wong, Member Wally Tsui, and Member Billy Yeung
Absent – Chair Person Krystal Hamner

ALSO PRESENT: Michael Huntley, Community and Economic Development Director; Samantha Tewasart, Senior Planner; Harald Luna, Assistant Planner

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS: None

MINUTES:

July 1, 2014

Action Taken: The Board approved the minutes from the regular meeting of July 1, 2014.

Motion: Moved by Board Member Wong and seconded by Board Member Yeung motion carried by the following vote:

Ayes: Board Members: Wong, Yeung and Tsui
Noes: Board Members: None
Absent: Board Members: Hamner
Abstain: Board Members: Furuto

[1.] UNFINISHED BUSINESS:

1-A. NEW CONSTRUCTION LESS THAN 10,000 SQUARE FEET – 795 WEST GARVEY AVENUE (DRB-13-11)

The applicant, Patrick Chiu, on behalf of the property owners, is requesting design review approval for a new one-story, 5,250 square foot commercial building at 795 West Garvey Avenue. The subject property is located at the northeast corner of

West Garvey Avenue and North Atlantic Boulevard. The property is zoned R-S, P-D (Regional Specialty, Planned Development) and designated Mixed-Use I (MU-I) in the General Plan. The lot is 17,870 square feet in size and surrounded by commercially zoned lots to the north, east, south, and west.

Action Taken: The Board Continued the application, to date uncertain to allow the applicant additional time to address the items discussed and recommended: 1) Create a focal feature at the southwest corner of the property. 2) Provide outdoor dining area for multiple tenants. 3) On the floor and elevation plans, show the location of the mechanical equipment room, including backflow devices, transformers, etc. 4) Provide exterior lighting fixture details, including freestanding light poles within parking area.

Motion: Moved by Board Member Tsui and seconded by Board Member Yeung motion carried by the following vote:

Ayes: Board Members: Furuto, Wong, Yeung and Tsui
Noes: Board Members: None
Absent: Board Members: Hamner
Abstain: Board Members: None

1-B. NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – 80-UNIT RESIDENTIAL DEVELOPMENT – 2015 POTRERO GRANDE DRIVE (DRB-14-22)

The Applicant, Olson Urban Housing, LLC, is requesting design review approval for the construction of a new 80-unit residential housing development at 2015 Potrero Grande Drive. The subject property is located on the north side of Potrero Grande Drive, one lot east of the northeast corner of Potrero Grande Drive and Saturn Street. The property is zoned 2015 Potrero Grande Specific Plan and designated MDR (Medium Density Residential) in the General Plan.

Action Taken: The Board Approved the Conditions of Approval as stated in the staff report with modified and an added conditions: 1) Condition 11. Replace the water fountain feature with an entry feature that does not utilize water, subject to the review and approval of the Planner. 2) Condition 12. Replace the pine trees in front of the block wall along Portrero Grande Drive with a different species of tree, subject to the review and approval of the Planner. 3) Condition 13. Provide berms in front of the block wall along Potrero Grande Drive, subject to the review and approval of the Planner.

Motion: Moved by Board Member Tsui and seconded by Board Member Yeung motion carried by the following vote:

Ayes: Board Members: Furuto, Wong, Yeung and Tsui
Noes: Board Members: None
Absent: Board Members: Hamner
Abstain: Board Members: None

[2.] NEW BUSINESS:

2-A. 1430 PEBBLEDON STREET – ADDITION TO SINGLE-FAMILY RESIDENTIAL DWELLING GREATER THAN 2,000 SQUARE FEET (DRB-14-25)

The applicant, Naomi Kawakami, is requesting design review approval for a 751 square foot addition to the first floor, a new 295 square foot second floor addition and exterior remodel at 1430 Pebbledon Street. The property is located on the east side of Pebbledon Street between Pebble Court and Brightwood Street. The subject property is 7,300 square feet in size, and is currently developed with a 1,532 square foot one-story single-family residence with an attached 2-car garage. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

Action Taken: The Board Approved the Conditions of Approval as stated in the staff report with modified and an added condition: 1) Condition 15. A revised front (west) elevation and roof plan drawn to scale must be submitted for review and approval by the Planner. The plans must show extended roof eave projections not to exceed 2 feet 6 inches for the entire front (west) elevation to provide relief to the massing of the dwelling, subject to the review and approval of the Planner.

Motion: Moved by Board Member Yeung and seconded by Board Member Tsui motion carried by the following vote:

Ayes: Board Members: Furuto, Wong, Yeung and Tsui
Noes: Board Members: None
Absent: Board Members: Hamner
Abstain: Board Members: None

2-B. 521-633 NORTH ATLANTIC BOULEVARD – NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – HOTEL DEVELOPMENT

The applicant, Ethan Capital LLC, has requested to present the conceptual design plans for a proposed hotel project at 521-633 North Atlantic Boulevard in the R-S, P-D (Regional Specialty, Planned Development) Zone. Due to the size, scale, and location of the proposed project, the applicant will be presenting their project to the Design Review Board to receive preliminary comments.

The Design Review Board reviewed the conceptual design plans and presentation by the applicant, provided preliminary comments to the applicant and recommended: 1) Consider utilizing a green screen and other design features for sound retention. 2) Be considerate of shade and shadow impacts due to the project design. 3) Consider integrating the bus stop shelter as part of the landscape and hardscape plan. 4) Consider a midway stopping area on Atlantic Boulevard. 5) All transformers and backflow devices are to be screened. 6) The subterranean parking level ventilation system is to have sound acoustic features to limit noise to surrounding properties. 7) The block wall along the west property line must be decorative material such as slump stone.

Action Taken: Not an action item.

[3.] BOARD COMMUNICATIONS AND MATTERS:

None

[4.] ITEMS FROM STAFF:

None

ADJOURNMENT:

The Design Review Board adjourned the meeting at 10:04 p.m. on November 18, 2014, until the next regularly scheduled meeting on December 2, 2014 at 7:00 p.m. in the Council Chambers.

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Michael Huntley

Director of Community and Economic Development